

PB# 87-15

**Goodwin Associates
(3-Lot Sub.)**

61-1-18

Goodwin Associates 87-15
3 Lot subdivision
formerly Joseph Romano *Approved* 10-14-87

General Receipt 9406

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Goodwin Associates Nov. 6 19 87
\$ 593.50

For Final Hundred Ninety Three and 50/100 DOLLARS
\$143.50 - Plan. B.B. Eng Fee - \$450.00 - Plan. Bd.

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1014		
\$593.50		

By Pauline J. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

NO. _____
Oct. 27 19 87

RECEIVED FROM Goodwin Associates
Seven Hundred fifty and 00/100 DOLLARS

Account Total \$ _____
Amount Paid \$ 750.00
Balance Due \$ _____ Ruth W. Laverdy

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

General Receipt 8753

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Patrick P. Kennedy, R. S. March 25 19 87
\$ 25.00

For Twenty-five and 00/100 DOLLARS
Sub-Division Application Fee #87-15 - Goodwin

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1781		\$25.00

By Pauline J. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

FUND	CODE	AMOUNT
Check # 1014		
\$593.50		

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline B. Townsend cc.
Town Clerk
 Title

NO. _____

Oct. 27 1987

RECEIVED FROM Goodwin Associates
Seven hundred fifty and 00/100 DOLLARS

Account Total \$ _____

Amount Paid \$ 750.⁰⁰

Balance Due \$ _____

Ruth W. Lavery

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		General Receipt		8753
		<u>March 25,</u> 19 <u>87</u>		
Received of <u>Patrick T. Kennedy, R. S.</u>		\$ <u>25.00</u>		
<u>Twenty-five and 00/100</u>		DOLLARS		
For <u>Sub-Division Application Fee #87-15- Goodwin</u>				
DISTRIBUTION				
FUND	CODE	AMOUNT		
Check # 1781		\$25.00		

By Pauline B. Townsend
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

Memo to:
 Bldg Ins.
 E. Eng.
 Water
 Sewer
 Highways
 2/2/88

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

25.00

3-25-87

SITE PLAN

\$100.00 (*) SITE PLAN FEE
OR AMENDED SITE PLAN

Varies ENGINEERING FEE

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY

\$100.00 PRELIMINARY

\$100.00 FINAL PLAT (MINOR SUB.)

\$100.00 + \$5.00 per unit (FINAL
PLAT MAJOR SUBDIVISION).

\$150.00 FINAL PLAT SEC. FEE

Varies ENGINEERING FEE

Separate check, payable to:
TOWN OF NEW WINDSOR

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

SPECIAL PERMIT

87-15

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: Subdivision - H Goodwin + P. GoodwinPROJECT NO. : 87-15TYPE OF PROJECT: Subdivision ☒ Site Plan _____
Lot Line Change _____ Other (Describe) _____TOWN DEPARTMENT REVIEWS:

Date App'd	Date Not App'd	Not Required
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Planning Board Engineer

Highway

Bus. Fire Prev.

Sewer

Water

Flood

OUTSIDE DEPT./AGENCY REVIEWS:

DOT

DEC

O/C PLANNING

O/C HEALTH

NYS DOH

OTHER (SPECIFY)

SEQR:

Lead Agency Action

Determination

EAF Short ☒ Long _____

Submitted _____ Accepted _____

Proxy: Filed ☒ Representative _____PUBLIC HEARING:

Held (DATE) _____

Waived* _____

Other _____

(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date _____ + 30 days = Action Date _____

Preliminary P/H Date _____ + 45 days = Action Date _____

Preliminary App'l Date _____ + 6 months = Final Resub. Date _____

Final Plan Date _____ + 45 days = Final App'l Date _____

TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date _____ + 6 months = Submittal Date _____

First Meeting Date _____ + 90 days = Final App'l Date _____



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Goodwin Subdivision
PROJECT LOCATION: Lake Road (West Side)
NW #: 87-15
22 September 1987

1. The Applicant has submitted a plan for a three (3) lot subdivision of a 3.39 +/- parcel on the west side of Lake Road, south of Valley Drive. The Plan has been reviewed previously at the 10 June 1987, 22 June 197 and 26 August 1987 Planning Board Meetings.

2. The Applicant's Surveyor has revised and re-prepared the Plan such that the existing and proposed topography is more clear. The common driveway for the three (3) lots has been revised to result in slopes varying from 5% to 9.8%. Overall the common driveway configuration and slope appears acceptable.

3. The Board should require that some adjustments be made to the "two car park" area and driveway to the proposed dwelling on Lot No. 1. The parking area as shown has a slope of nearly 36% and the first portion of the driveway has a slope of approximately 33%. It is my recommendation that at least the parking area and lower portion of the driveway should have a reasonable slope.

4. The indicated 12" C.M.P. as proposed for the proposed common drive should indicate "or size as required by the Highway Superintendent". Note No. 4 of the Plan should be revised based on the common driveway and this requirement.

5. The Board should note that a restriction has been placed on the further subdivision of Lot No. 1, per Note No. 10 on the Plan.

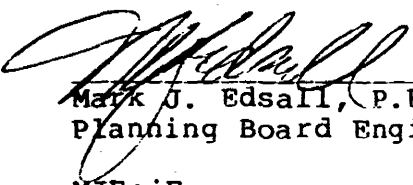
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Goodwin Subdivision
PROJECT LOCATION: Lake Road (West Side)
NW #: 87-15
22 September 1987

Page 2

6. Other than the minor modifications recommended above, the Plan appears acceptable from an engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

87-15
Date Received Mar 3, 1987
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN OR
SUBDIVISION PLAN APPROVAL

1. Name of Project Subdivision of Lands of Herbert J. Goodwin & Patricia A. Goodwin
2. Name of Applicant Herbert J. Goodwin & Patricia A. Goodwin Phone 914-496-5652
Address Moffat Rd. Washingtonville NY 10992
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Applicant Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy, L.S. Phone 562-6444
Address 335 Temple Hill Rd, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of Lake Road
64.5' feet South
of Valley Drive
(Street) (Direction)
7. Acreage of Parcel 3.394 ac. 8. Zoning District R-3
9. Tax Map Designation: Section 61 Block 1 Lot 10
10. This application is for 3 lot minor subdivision
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
_____ (Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Patricia Goodwin

(Owner's Signature)

16 day of *March* 198*7*

Patricia Goodwin

(Applicant's Signature)

Veronica H. Mickel

Notary Public

(Title)

VERONICA H. MICKEL
Notary Public, State of New York
No. 24-7928815
Qualified in Kings County
Certificate filed in New York County
Commission Expires *April 1988*



Louis Heimback
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ADVISORY REPORT

Date Sept. 30, 1987

Dept. of P & D _____

County I.D. No. 61/1/18

Referred by: Town of New Windsor Planning Board

Applicant Herbert and Patricia Goodman

Proposed Action Minor Subdivision- 3 parcels.

Location Lake Road and Valley Drive

As requested, we have reviewed the above and report as follows:

The design of the subdivision could be vastly improved by utilizing
Ram Road, shown as a public road on the tax maps, rather than a separate private
drive. In so doing, the parcel in question could be more efficiently subdivided,
the curbcut along Lake Road would be eliminated and the subdivision would be better
coordinated with surrounding preexisting development and roads.

Fred H. Budd

Reviewer



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

GOODWIN SUBDIVISION

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 22 September 19 87.

 The site plan or map was approved by the Bureau of Fire Prevention.

 X The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Ram Road off of Valley Drive is not accessible for fire fighting
apparatus. The common driveway which is 20 feet wide is not
acceptable. Additionally there are three (3) other houses which are
not accessable for fire fighting apparatus at this time.

It is recommended that Valley Drive be regraded by the Town so
that fire fighting apparatus can make the grade or that a second
roadway be made from Lake Road to tie into Ram Road. All roadway
widths to be a minimum of 34 feet.

SIGNED:

Stephen W. W. W.
CHAIRMAN

§ 19-1 FEES, STANDARD SCHEDULE OF § 19-1

Chapter 19

FEES, STANDARD SCHEDULE OF

Local Law
No. 1
1977

A LOCAL LAW ENTITLED "STANDARD SCHEDULE OF
FEES LOCAL LAW"

- § 19-1. Purpose.
- § 19-2. Applicability.
- § 19-3. Schedule of fees.
- § 19-4. Refunds.
- § 19-5. Modification or waiver.
- § 19-6. When effective.

[HISTORY: Adopted New Windsor Town Board 1-19-77 as Local
Law No. 1—1977. Amendments noted where applicable.]

GENERAL REFERENCES

Fire prevention — See Ch. 21.
Zoning — See Ch. 48.
Subdivision regulations — See Appendix, Part II.

Be it enacted by the Town Board of the Town of New
Windsor, as follows:

§ 19-1. Purpose.

In order to provide for a consolidated schedule of fees and to
allow for annual review and modification of fees involving the

administration of town ordinances and regulations, the Town Board deems it in the public interest to establish the Standard Schedule of Fees of the Town of New Windsor.

§ 19-2. Applicability.

The fees herein refer to the provisions of the Town of New Windsor laws and regulations adopted prior to this date and supersede all reference to specific fees which may occur therein. Where reference is made to the Standard Schedule of Fees, such reference shall be the most recently adopted Standard Schedule of Fees of the Town of New Windsor.

§ 19-3. Schedule of fees.

A. Planning and zoning.

- (1) Site plan review fees. [Amended 2-28-79 by L.L. No. 1-1979]
 - (a) Application fee: twenty-five dollars (\$25.).
 - (b) All uses (except multifamily dwellings, including apartment houses and condominiums), plus professional fees for review, in the discretion of the Planning Board: one hundred dollars (\$100.).
 - (c) Apartment houses and condominiums: one hundred dollars (\$100.), plus ten dollars (\$10.) for each unit.
 - (d) Amendment of existing site plan: same as above.
- (2) Building and inspection fees. [Amended 2-28-79 by L.L. No. 1-1979; 5-21-86 by L.L. No. 2-1986]
 - (a) Building permit applications, minimum: twenty dollars (\$20.), plus five dollars (\$5.) per thousand.
 - (b) Certificate of compliance for sheds, decks, pools, carports, etc: fifteen dollars (\$15.).
 - (c) Reinspection of same site: twenty dollars (\$20.) per additional inspection of same site.

(d) Driveways and roadways.

- [1] Driveway bonds obtained for driveways and roadways off town highways and all ditches dug across town highways: two hundred fifty dollars (\$250.).
- [2] All driveways and roadways in the town must be sloped back from the highway between fifteen (15) feet and twenty (20) feet and pipe installed if needed, subject to inspection by the Superintendent of Highways or a representative before moneys are returned.

(e) All miscellaneous letters requested from the Building Inspector: ten dollars (\$10.).

(3) Certificate of occupancy fee: fifteen dollars (\$15.).

(4) Applications to Zoning Board of Appeals.

(a) Variances.

- [1] Residential: twenty-five dollars (\$25.), plus publication costs.
- [2] Commercial-industrial: fifty dollars (\$50.), plus publication costs.

(b) Special permits.

- [1] Residential: twenty-five dollars (\$25.), plus publication costs.
- [2] Commercial-industrial: fifty dollars (\$50.), plus publication costs.
- [3] Vacation campgrounds: two hundred dollars (\$200.) or ten dollars (\$10.) per unit, whichever is greater. Renewal: same as above.
- [4] Mobile home courts: two hundred dollars (\$200.) or ten dollars (\$10.) per unit, whichever is greater. Renewal: same as above.

- (c) Interpretation: seventy-five dollars (\$75.).
- (d) Appeals. [Repealed 8-8-80 by L.L. No. 2—1980]
- (5) Petition to Town Board.
 - (a) Special permits (except PUD): same as Sub-section A(4).
 - (b) Special permit for planned unit development, concept approval: one hundred dollars (\$100.), plus costs of professional services required in the review process at the most current rate.
 - [1] Preliminary plan application: two hundred fifty dollars (\$250.), plus the applicant shall, in the discretion of the Planning Board, reimburse the town for professional services required for the review of plans at the most current rate for the town.
 - [2] Special permit application: fifty dollars (\$50.), plus publication costs.
 - [3] Application for site plan approval: two hundred fifty dollars (\$250.), plus the applicant shall, in the discretion of the Planning Board, reimburse the town for professional services required for review of plans at the most current rate for the town.
- (6) Petition to amend Zoning Ordinance: fifty dollars (\$50.), plus:
 - (a) Residential classifications: five dollars (\$5.) per acre.
 - (b) Nonresidential classifications: twenty-five dollars (\$25.) per acre.
 - (c) Text: cost of publication.
 - (d) No fee shall be required for any petitions filed in support of or opposing a proposed amendment.

B. Land subdivision. [Amended 2-28-79 by L.L. No. 1—1979]

- (1) Application fee: twenty-five dollars (\$25.).
- (2) Pre-preliminary plat: one hundred dollars (\$100.).
- (3) Preliminary plat: one hundred dollars (\$100.).
- (4) Final plat: one hundred dollars (\$100.), plus five dollars (\$5.) per lot.
- (5) Final plat section fee: one hundred fifty dollars (\$150.).
- (6) Recreation fee: two hundred fifty dollars (\$250.) per unit (or land in lieu of fees, in the discretion of the Planning Board). The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.
- (7) Minor subdivision and bulk land transfer (final plat): one hundred dollars (\$100.).
- (8) Applicants shall, in the discretion of the Planning Board, reimburse the cost of professional services required in the review process of proposed subdivision plats based on the most current rate. Payment shall be made prior to approval of the final plat.
- (9) Town Engineer's inspection of improvements for entire subdivision, inclusive of all sections: four percent (4%) of the first one hundred thousand dollars (\$100,000.) and two percent (2%) over one hundred thousand dollars (\$100,000.). The four percent (4%) shall apply to the first one hundred thousand dollars (\$100,000.) of improvements in the entire subdivision and not each separate section.

C. Recreation fee for multifamily dwellings (apartments and condominiums): two hundred fifty dollars (\$250.) per unit (or land in lieu of fees, in the discretion of Planning Board).**D. Sanitation. [Amended 2-28-79 by L.L. No. 1—1979]**

- (1) Inspection fees.
 - (a) Sewer connections: twenty dollars (\$20.).

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Patricia A Goodwin, deposes and says that she
resides at _____

(Owner's Address)

in the County of _____

and State of _____

and that he is the owner in fee of Tax Map Section 61,
Block 1, Lot 18"

which is the premises described in the foregoing application and

that he has authorized Patrick T. Kennedy, L.S.

to make the foregoing application as described therein.

Date: _____

Patricia Goodwin
(Owner's Signature)

Theresa H. Michel
(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Subdivision of Lands of Herbert J. Goodwin & Patricia A. Goodwin
Location: West side Lake Rd, 64.5' so. of Valley Dr., New Windsor
ID Number: Tax Map Section 61, Block 1, Lot 18

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: [Signature]

Date: Feb. 29 1987

Preparer's Title: Land Surveyor

Agency: _____

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or plat revisions.
9. ☒ Scale the plat is drawn to.
10. ☒ North arrow.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

* If applicable.

13. ☒ Name of adjoining owners.
- *14. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. ☒ Flood land boundaries.
16. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☒ Include existing or proposed easements.
20. ☒ Right-of-Way widths.
21. ☒ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☒ Number the lots including residual lot.
24. ☒ Show any existing waterways.
- *25. ☒ A note stating a road maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☐ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☒ Show any improvements, i.e., drainage systems, waterlines, sewerlines, etc.
28. ☒ Show all existing houses, accessory structures, wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

- 29.

30.

31.

By:

Licensed Professional

Date:

Date: March 5, 1987



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

SUBMITTAL DEADLINE POLICY

All drawings and information necessary for review of any application shall be received by the Planning Board no later than 12:00 noon on the Monday of the week prior to the scheduled Wednesday Planning Board Meeting (10 days prior).

If a submittal is determined as incomplete, based on the information received as of that deadline, the Board will have the option of not placing the applicant on the Meeting Agenda.

If the submittal is a re-submittal based on comments from the Board and/or its consultants, all items of concern shall have been adequately and acceptably responded to for the applicant to be placed on the Meeting Agenda. Revised submittal drawings are usually required. All revised drawings shall have a revision date on the title block such that it will be clear which is the "latest" drawing. (In some cases, letter responses will be acceptable.) All such re-submittal information must also be received by the aforementioned deadline.

Authorized:	10 December 1986
Prepared:	6 January 1987
Adopted:	14 January 1987
Revised:	12 February 1987



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

SANITARY SYSTEM/WELL SUBMITTAL REQUIREMENTS

1763

The following are provided as a guideline for applicants in providing necessary information for Planning Board submittals with regard to sanitary sewage systems and water supply systems for subdivisions and other proposed projects.

1. For areas with sewage collection systems and/or public water distribution systems; the location, size, depth and other pertinent data shall be indicated in the submittal. Location of all proposed services shall be indicated.
2. For areas which require on-site sanitary systems; plans should indicate results and actual location of percolation tests and "deep" (soil) tests. The date(s) of the tests and the name of the professional who performed the tests should be indicated on the Plan.
3. For subdivisions and other plans; setback lines which identify the "buildable area" should be shown, in addition to indicating a "reserved area for proposed sanitary system" and "proposed well location". All separation distances between existing and proposed wells and sanitary systems (field verified) shall be indicated.
4. The following notes shall appear on the Plan (where on-site sewage disposal is proposed):

"All sanitary sewage disposal systems shall be designed and constructed in accordance with New York State Department of Health Standards and the provisions of the Public Health Law."

"All sanitary sewage disposal systems shall be designed by a New York State licensed Design Professional and approved by the Town of New Windsor Building Inspector prior to the issuance of a building permit. The system shall be inspected during construction and certified as to conformance to design by the Design Professional prior to issuance of a Certificate of Occupancy."
5. This list is not intended as a complete list and is intended to assist the Applicant. Compliance with the Town Code requirements is required. This list is not intended to modify the Code, but rather conform to same.

Authorized: 10 December 1986
Prepared: 6 January 1987
Adopted: 14 January 1987

MJEfmD/njE

PROCEDURE FOR PUBLIC HEARING

1. A notice of the PUBLIC HEARING shall be published in the THE SENTINEL at least ten (10) days prior to the said hearing. In addition, each abutting property owner and those directly across any adjoining street from the proposed use or proposed subdivision shall receive a notice of the PUBLIC HEARING. This notice shall be sent in a sealed, post-paid wrapper, marked "CERTIFIED MAIL-RETURN RECEIPT REQUESTED." The names and addresses of the affected property owners shall be as appears on the last complete assessment roll of the Town.
2. If the property to be subdivided is within 500 feet of a state or county highway, a municipal boundary or state or county-owned lands, Orange County Planning Department must also be notified and supplied with two (2) copies of the map (3 if on a county road). A letter from the Planning Board requesting county review must accompany the maps.
3. A copy of the map must be filed with the Town Clerk for public inspection.
4. In addition to the above-mentioned notices, the following must also receive a copy of the notice of hearing. However, these may be sent regular first-class mail.

John A. Petro, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Henry F. Scheible, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12550

Pauline G. Townsend, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
45 Quassaick Avenue
New Windsor, NY 12550

Joseph P. Rones, Esq.
436 Route 9W
Newburgh, NY 12550

5. The attached affidavit of mailing must be signed and notarized and be presented, with the certified mail delivery receipts (green cards), an affidavit of publication from the newspaper at the time of the public hearing.

The Public Hearing on your application will be held at Town Hall on _____ 198__ at _____ P.M.



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
COSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

September 22, 1987

RE: Subdivision of Lands for
Herbert and Patricia Goodwin
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Gentlemen:

The material presented does not give us sufficient information to make decisions relative to the sanitary provisions for this subdivision. If you wish our review and approval, have the applicant make a formal submission to this department.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File

PLANNING BOARD

9/29/87

AN EQUAL OPPORTUNITY EMPLOYER

F7-15-

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
P.F. Kennedy. for the building or subdivision of
H & P. Goodwin has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

Does Not Effect N.Y.S. D.O.T.

Don Greene C.E.I.
HIGHWAY SUPERINTENDENT *M.S.D.O.T.*

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

9-28-87
DATE

Mr. Edsall: I am not going to make a review for this Board at the meeting. We require every other applicant if the Board wants to approve subject to my review that is fine. But it is not fair to our firm as well as every other applicant.

Mr. Schieble: It is Mr. Witfield's fault in this case.

Mr. Van Leeuwen: This is a business it is good for the Town and in this case I think we should give it subject to.

Mr. Reyns: How do you know it is right?

Mr. Miller: I can appreciate the problem that now exists and all I can ask is that I please be on the agenda for the next meeting.

Mr. Schiefer: Thank you for understanding our position.

GORDWIN SUBDIVISION (87-15)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: We are proposing a three lot minor subdivision on Lake Road with Town sewers, individual wells. Again this is a subdivision that was turned down as a four lot subdivision about a year and a half, two years ago. We are proposing now three lots, two lots sit down the hill towards the road and one up on the hill which is what the owner is proposing for her own dwelling purposes and the Board was going to take a look at it.

Mr. Reyns: And we did.

Mr. Jones: And we have suggestions with the drives our suggestion is come off here with your own private road right across the front where you can go up to the lots from your own road. Instead of coming out three drives on Lake Road.

Mr. Kennedy: One coming over the corner and going across the front.

Mr. Kennedy: We discussed that possibility last time when we were here with Romano what the problem was what criteria would you make us build the private road to you are enforcing private road with 2 acre lots on a private road, can you allow us to do that? We had brought it up last time. That is no problem if you will allow us to do that, that isn't really a big problem.

Mr. Van Leeuwen: Romano did not want to do it. We'd like to see a private road in the area of lot number 1 to service number 2 and 3. That way you have one drive coming off the steep hill that would also, what we are afraid of or what I am afraid of is that a car comes out of here and he can't stop he will slide out onto the road that is my concern.

Mr. Kennedy: To put in a private road to these three lots, say we came of this corner you follow the contours right across that and that makes a relatively flat spot across the private road again we'd still have I assume we will have all these all the way through and what criteria for actual private road that is correct? It is not a typical road to be dedicated to the Town.

Mr. Mc Carville: Call it a common driveway.

Mr. Kennedy: The actual width of the road, pavement wise?

Mr. Van Leeuwen: 20 feet.

Mr. Scheible: If you have that private drive coming in here now do you intend to run the driveways separately away from these. I'd like to see, you are going to have this hill which is horrendous in the wintertime I'd like to see a turn-around area a place where just in case they cannot get off the road in the wintertime a hill area in there into the side of the hill where they can park their cars.

Mr. Kennedy: Now if we put a private road through there with a 25 foot wide easement driveway easement, where is the front yard setback beginning? If we have short driveways off of the lot line, then where?

Mr. Babcock: If it is an easement it would be a lot line.

Mr. Kennedy: Then we can bring the houses relatively close to the private road then you can come in there flat.

Mr. Van Leeuwen: I'd like to see stipulated there is basement garages, either that or a place where they can park.

Mr. Scheible: Are you in agreement with something like this?

Patricia Goodwin: I don't really know.

Mr. Goodwin: If we have no choice I assume you are speaking for the other Board members.

Mr. Scheible: We had spoken about this before we are all in agreement so far as this is concerned.

Mr. Jones: Maintenance is going to be divided?

Mr. Kennedy: We are going to have a driveway maintenance agreement.

Mr. Edsall: I think it is a very good solution I just ask that maybe we can have Pat as part of his modification to the drawing include a profile to the proposed shared driveway. Number 2 I question if the Board wants to put a provision on since we are not going as far as the private road but having shared drive that there be no further subdivision of lot 1 since there is sufficient size so that it could multiply and I followup with Dan's comment that the maintenance agreement should be noted on the drawing and recorded with the County and the Town so it is an acknowledged agreement.

Mr. Kennedy: Ok.

Dr. Goodwin: I have already paid Central Hudson to relocate the lines in fact I have in my car an agreement with them.

Mr. Reynolds: I think that should be attached or in some way put into the plans. Also make this R4 rather than R3.

Mr. Scheible: Are your intentions Patricia, are you going to build a house on the main lot, are you intending only to sell off these or to build on these two lots?

Dr. Goodwin: We are not going to build.

Mr. Scheible: That becomes very important when we write that what kind of turn around system we are going to have a basement or turnaround on the bottom.

Mr. Kennedy: I can in front of where the road comes in in front of the lots put a parking area here and mark it with some kind of a note as to which way it is going.

Mr. Scheible: I want you to make sure you understand what that means.

Ms. Goodwin: Yes I understand.

Mr. Reyns: Are you going to indicate where the sewer line is going to be located?

Mr. Kennedy: Show the houses, I can show approximately.

Ms. Goodwin: Can we be on the agenda for the next meeting.

Mr. Scheible: If Pat has all his work together.

Mr. Kennedy: There is no major changes.

RUECKERT BUSINESS MACHINES SITE PLAN (87-35)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: This was a dwelling which was converted into a commercial use a good year and a half ago and finally somebody said you need a site plan so we drew them up a site plan next. The is next to the Tattoo Palor on 207. He has converted a house into his business that he does I guess sales and service of business equipment, typewriters, computers, calculators. The downstairs of that building presently was pre-existing as an apartment and his son is living downstairs I believe. That is what the two parkings spaces in the rear are for he had presently shaled the front of the property, put up the business sign already I told him we are going to need the additional two parking spaces for the apartment in the back and that is what we have so far.

Mr. Scheible: Since it is a change of use from the residential to commercial is a DOT approval necessary?

Mr. Edsall: I don't believe there is any authorization for the drive and Mike brought it to my attention he doesn't believe there is either so it would be prudent for the DOT to be consulted since it is a business.

Mr. Mc Carville: How far is the parking space here the residence from the edge of the wetlands here?

Mr. Kennedy: Here is the 100 foot buffer zone.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD REVIEW COMMENTS

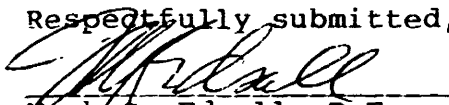
PROJECT NAME: ~~Goodwin~~ Subdivision
PROJECT LOCATION: Lake Road (West Side)
NW #: 87-15
22 July 1987

1. The Applicant has submitted a Plan for a three (3) lot subdivision of a 3.39 +/- acre parcel on the west side of Lake Road, south of Valley Drive. The Plan was previously reviewed at the 10 June 1987 Planning Board Meeting.

The Plan, as reviewed, for this meeting has not been revised since my comments were issued on 10 June 1987. Therefore, the following items must be addressed on subsequently submitted plans:

- a. The Plan should indicate that the subdivision is in the R-4 Zone, not the R-3 Zone.
 - b. A note should be added indicating that it is the Owner's responsibility to coordinate relocation of the overhead utility lines.
 - c. The typical driveway profile shall include dimensions, as applicable for conformance with the driveway slopes to the Town requirements.
 - d. The Plan should clearly be identified as a Subdivision Plan not a "Survey of Lands".
3. The Board should discuss with the Applicant, the configuration of the access to the three (3) lots; specifically the fact that the driveway slopes are up to 28%.
4. The Plan as currently submitted, is not acceptable for approval from an engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

87-15

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Headwin as submitted by
Kennedy for the building or subdivision of
_____ has been
reviewed by me and is approved Yes,
disapproved _____.

If disapproved, please list reason.

Fred Lays, Jr. M.D.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/2/87
DATE

Rel 8-24-87

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

87-15

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick T. Kennedy LS for the building or subdivision of
H & P. Goodwin has been
reviewed by me and is approved ☒
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is no town water in this area

HIGHWAY SUPERINTENDENT

Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

87-15

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

1763

Subdivision of Lands of Herbert & Patricia Goodwin

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 31 March 1987.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Robert H. [Signature]

SIGNED: _____

CHAIRMAN

87-15

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick Kennedy for the building or subdivision of
Herbert Goodman has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

- 1.) No information relating to Sewage disposal
- 2.) See Attached sheet. No Spur provided at
owners request.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lymon D. Masten Jr.
SANITARY SUPERINTENDENT

March 30, 1987
DATE

DEPARTMENT OF PUBLIC WORKS

TOWN OF NEW WINDSOR

NEW WINDSOR TOWN HALL

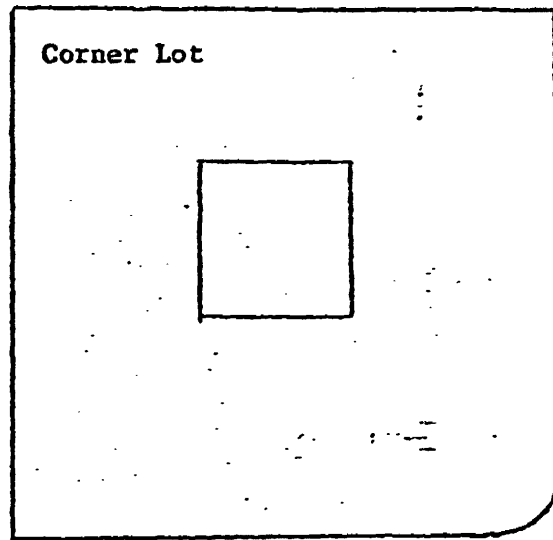
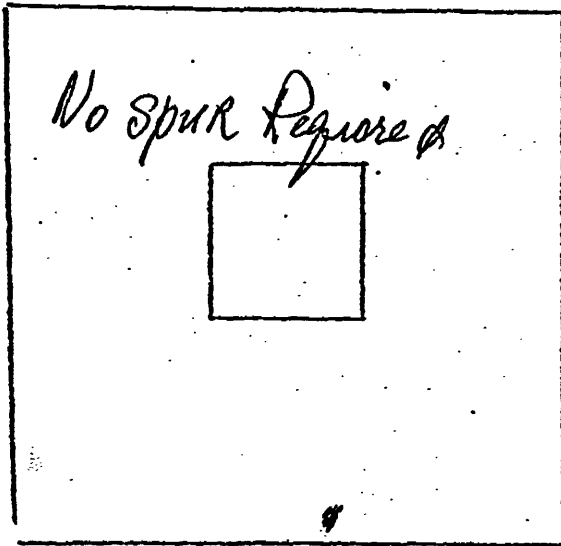
555 Union Avenue

New Windsor, New York

12550

Telephone (914) 563-8803

Paul Cuomo, P.E. Town Engineer



Property Line

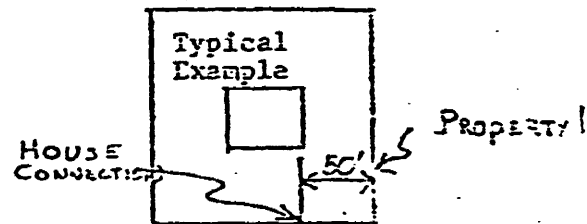
Curb

Center Line of Street

Curb

Please Check:

- ☐ 1-Family Home ☐ 3-Family Home
☐ 2-Family Home ☒ Other 1. Land



The Town of New Windsor requests that you indicate on one of the above sketches where you want your house sewer location. Please indicate a point, along your property line, showing dimension where you would require your connection. Consult your plumber for advice if in doubt.

Please return both copies promptly to this office. If copies are not returned before construction starts, Contractor will be advised to install house connection where he deems correct. Any alternation after installation will be homeowners expense.

Mr. Ferdinand Rossetti
655 Lake Road
272 Liberty St. Newburgh, N.Y.

TAX MAP Rec. 61

#1 BLOCK & LOT NO. 18

11-11-11

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Patrick Kennedy L.S. for the building or subdivision of

Robert & Patricia Goodwin - has been

reviewed by me and is approved L,

disapproved _____.

~~If disapproved, please list reason.~~

Not in water District -

HIGHWAY SUPERINTENDENT

Steve Dillon
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Goodwin Subdivision
PROJECT LOCATION: Lake Road (West Side)
NW #: 87-15
10 June 1987

1). The Applicant has submitted a Plan for a three (3) lot subdivision of a 3.39 +/- acre parcel on the west side of Lake Road, south of Valley Drive.

2). The Board should note the slopes of the proposed driveways for the three (3) residences. The drive for Lot No. 1 varies between 12% and 28%. Driveways for Lots 2 and 3 average 13% and 17%, respectively.

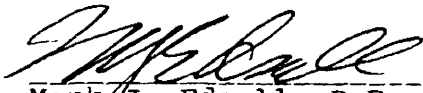
3). Based on the revised Zoning Map, it is my understanding that the property is located in the R-4 Zone, not the R-3 Zone as indicated.

4). It shall be the Owner's responsibility to coordinate relocation of the overhead utility lines with the utility company.

5). It is recommended that the Planning Board make a field visit to evaluate constructability on the indicated subdivision lots.

6). The typical driveway profile shall include dimensions, as applicable, for conformance of the driveway slopes to the Town requirements.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmD

Mr. Grevas: What has been happening as of last week I talked to the Supervisor about availability of water from 207 water line I was told for various reasons we can't tie in until the Town forms a consolidated water district and gets their ducks in a row with New York City Department of Water Supply we are going to proceed with the subdivision we have sewer services and individual wells and will submit a plan to that effect within the next couple of weeks and to take the place of the plan we have submitted based on the water because we suspect the water is going to be three years down the road and we have been in this two years already. I just wanted to tell the Board I won't take up any more of your time on that.

GOODWIN SUBDIVISION (87-15)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: This is on Lake Road here, Valley Drive, we presented this a year and a half ago for Joseph Romano as a four lot subdivision. The property has just been sold to the Goodwin's they want to propose a three lot subdivision on the property. Lot 1 basically combining what was lots 3 and 4 previously into 1 large building lot with lots 2 and 3 remaining pretty much as they were before.

Mr. Mc Carville: What is the footage here?

Mr. Kennedy: That is right here. When we went through this before on lots, what is now 2 and 3 we had showed you actual elevations of proposed houses in there were those houses we were showing are going to be built in the hillside and those drives would be below grade and those two will be cut out the final grade on the two drives is not going to be that steep. And we have got to cut it up, there is going to be some cutting.

Mr. Van Leeuwen: We said we did not want this to go four but three lot subdivision and this last lot should be larger for a winding drive.

Mr. Kennedy: Previously we had showed also houses even on this one as being very close to the minimum setback line with drives being cut in with below grade but Patricia Goodwin wants to build that for herself and she wants to be up on the hill for a view. There is sewer there but they will require wells.

Mr. Van Leeuwen: What about the R4 and R3 zone.

Mr. Kennedy: R3.

Mr. Babcock: It is R4.

Mr. Kennedy: Then it is more to our advantage. It is going to be the same requirements.

Mr. Roncs: You will correct the map.

Mr. Kennedy: It will say R4 instead of R3.

Mr. Reynolds: I still think we ought to take a look at it.

Mr. Scheible that I like with me.

Mr. Babcock: Did you have any remarks from the highway superintendent?

Mr. Scheible: The maps have been reviewed and is approved from the Highway Department. We will take a look at this one.

Mr. Kennedy: Thank you.

PERKINS SITE PLAN (87-17)

Mr. Rosenblum came before the Board representing this proposal.

Mr. Scheible: Site plan has been approved by the Bureau of Fire Prevention. It is approved by the water superintendent.

Mr. Rosenblum: There is a number of modifications and adjustments to the site plan. This is Perkins on Route 32 bounded on Route 94 and Temple Hill Road I will start at the boundary. What the intent of this work is to eliminate the curb cuts closer to the old Temple Hill Road corner there is a lot of cross traffic and unfortunately existing on the property. We want to widen the curb cut I have outlined them in yellow marking it is an ingress and egress redirecting the traffic around and out through the building and expanded parking lot to the limit of the property by doing that demolishing the two story frame structure on the site. At the same time we would be removing the aboveground propane and dumpster concrete enclosure providing underground gas service to the building. A new fence, picket fence dumpster enclosure at the back area near the building. One oversight on my part I made this dumpster enclosure five foot high instead of four foot as everything else. At the same time you will notice there is no improvements at and about the building what we are doing the intention here is to follow the existing walk at the site creating a green area and a little closet in front of the building for pickup and entry and then create a walk and a green area round the side of the building for safe access from the parking lot. The owners have requested that a pad be designated at the side of the building near the kitchen for future holding cooler on the exterior. The curb cuts as shown reflect informal discussions with DOT with respect to the radius indicated. The owners wish to provide four foot wide picket fences which would shield the back end of the building. I think it is a travel agency now. The drainage within the site this area would be new blacktop and there'd be some additional topping I don't know if they intend to redo the entire parking lot this time. There are three catch basins on the site and two at the perimeter so existing drainage would be maintained. On the block diagrams there are 43 required parking spaces I counted the seats myself and 44 provided. This plan in effect provides several more maybe 3 or 4 more parking spaces to the site but there are the traffic patterns are greatly enhanced and they are all standardized spaces except for the two handicapped spaces near the front and in addition they wish to provide illuminated sign at the entrance to 94.

Mr. Van Leeuwen: Are you aware that they are going to widen 32 at that point?

Mr. Rosenblum: DOT had no comment whatsoever they didn't know when it would be done at the time they'd review it.

Mr. Edsall: When I tried to get Orange County Planning Department to get a time

GOODWIN SUBDIVISION (87-15)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: Nothing on the map is actually changed with exception we took off the two foot contours showed it to five foot contours to make it more legible.

Mr. Scheible: Looks better.

Mr. Van Leeuwen: Looks good now.

Mr. Kennedy: The green area easement was granted to that next door neighbor on the previous subdivision when Ms. Goodwin bought the property she bought it with the easement already in place.

Mr. Reynolds: How much room under the utility service?

Mr. Kennedy: This is totally being moved. They are moving those wires.

Mr. Reynolds: I would make a motion this be approved.

Mr. Van Leeuwen: We have to waive the public hearing first. I don't think it has been done.

Mr. Edsall: You waived the public hearing and you also took care of SEQR, item two you should look at is comment 3 and 4. Minor adjustment Pat and I should go over but otherwise the plan looks good.

Mr. Mc Carville: Any comments on the slopes?

Mr. Kennedy: He is asking about lot number 1.

Mr. Reynolds: I withdraw my motion.

Mr. Van Leeuwen: Pat what about the clause no further subdivision on lot number 1.

Mr. Edsall: That is my comment that he add it so what you requested you are aware he did it.

Mr. Mc Carville: Your comment pertains to all three parking areas or just the one on lot 1?

Mr. Edsall: I think there is a very easy way to resolve it I have no objection to you keeping your motion up something before we stamp it final we should coordinate it and straighten out.

Mr. Kennedy: Do you know what you'd like?

Mr. Edsall: I have some ideas you can put in a railroad retaining wall to pick up a couple feet.

Mr. Kennedy: To protect.

Mr. Edsall: So there is a place for a car to pull in that is reasonably flat.

Mr. Scheible: Do you intend to live here?

Ms. Goodwin: Number 1.

Mr. Scheible: She plans on building a house there I am sure she wants to make sure it is done right. Patrick, you can advise her.

Mr. Kennedy: I can show here a retaining wall to protect the slope.

Mr. Edsall: Relative to the good job Pat has done it is very minor. I'd like to get it fixed.

Mr. Scheible: We will retain your motion.

. Mr..Jones: I second it.

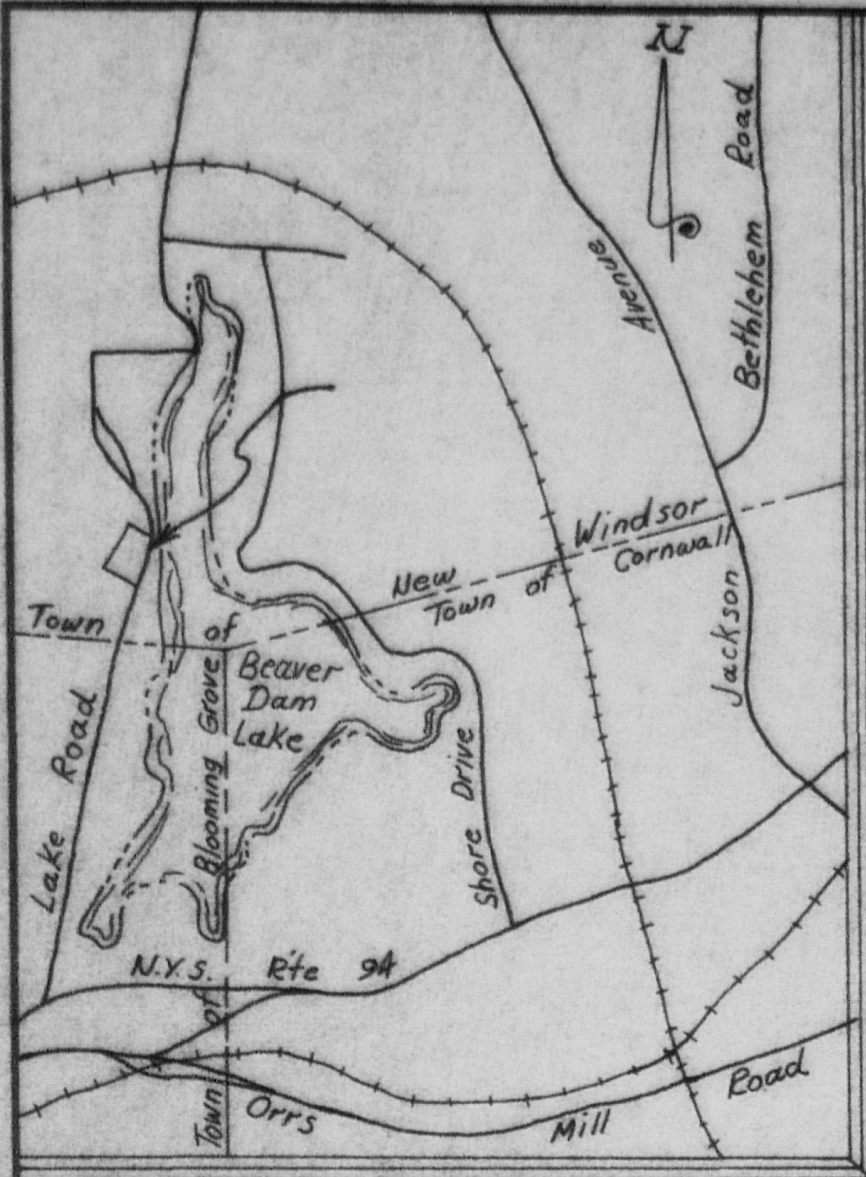
Mr. Van Leeuwen: You should add to the motion with the minor change lot number 1 of the parking area.

Mr. Mc Carville: Basically the Board has advised the developer what has to be done and it is as Mark said a minor detail.

Mr. Kennedy: I will attach a note to everything so you know exactly what's been done.

Mr. Scheible: I have to say the applicant has come a long ways from the original application we had seen a couple years ago. I appreciate all the work that has been done with this piece of property. I am sure it is going to be a very nice situation you have created here.

ROLL CALL:	MR. JONES	AYE
	MR. REYNS	AYE
	MR. MC CARVILLE	AYE
	MR. VAN LEEUWEN	AYE
	MR. LANDER	AYE
	MR. SCHEIBLE	AYE



Location Map

Scale: 1" = 2,000'

Zoning District: R-4

Minimum Requirements

Lot Area: 21,780 S.F.
Lot Width: 100'
Front Yard: 35'
Side Yard: 15/30'
Rear Yard: 40'
Road Frontage: 60'

Lot Areas:

Lot #1: 74,769 S.F. = 1.716 acres
Lot #2: 32,368 S.F. = 0.744 acres
Lot #3: 30,043 S.F. = 0.698 acres

Road Dedication: 10,685 S.F. = 0.245 acres

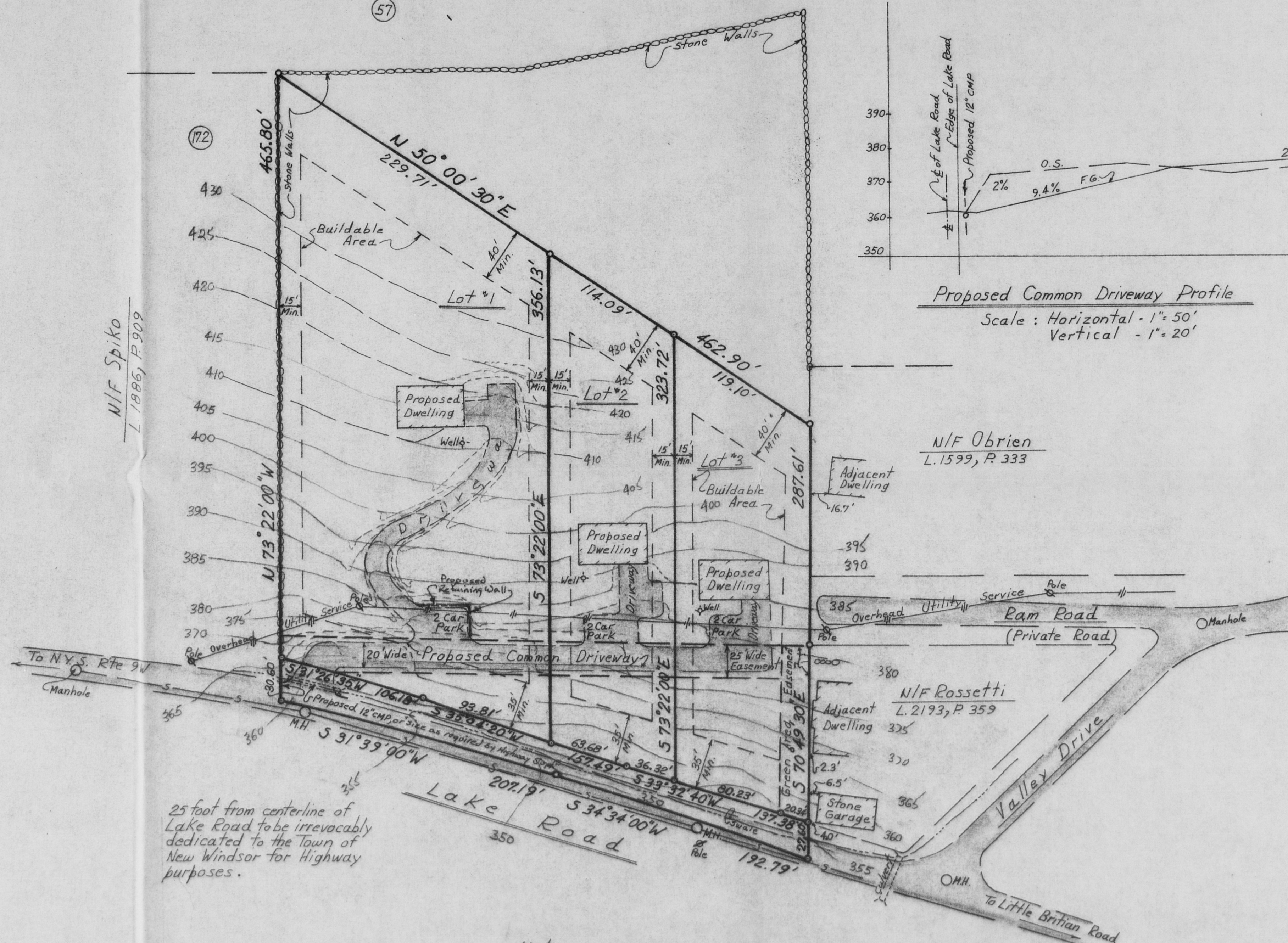
Total Parcel: 147,883 S.F. = 3.394 acres

To Herbert J. Goodwin, Patricia A. Goodwin,
and The U.S. Title Insurance Corporation
of New York, certified to be a correct &
accurate survey.

Dated: July 14, 1987

N/F Rakowiecki
L.2139, P.1016

(57)



Note:
Subject to a 20 foot wide "Green Area Easement"
Along the length of lands now or formerly of
Rossetti, as shown. Lands now or formerly of
Rossetti shall have rights of entry on the easement
for purposes of maintenance & repair of the
structures on the Rossetti lands. No structures
or fences permanent or non-permanent shall be
erected within this easement.

Record Owners & Subdividers:
Herbert J. Goodwin & Patricia A. Goodwin
Moffat Road
Washingtonville, New York 10992

Tax Map Data:

Section: 61
Block: 1
Lot: 18

Deed Reference:

Liber 2539, Page 132

Map Reference:

Map of Lands of

Anna Johnson

dated: Nov. 22, 1939

filed: Jan. 31, 1940

Map #1170

P/O Lot #6

Notes:

- 1) Overhead Utility Lines crossing the subdivided lands to be relocated along Lake Road.
- 2) All proposed lots to be hooked up to Town Sewers in Lake Road.
- 3) All proposed lots to have individual private wells.
- 4) The proposed Common Drive to have a culvert at the existing drainage swale along Lake Road. The size of said culvert to be as required by the Town Highway Superintendent.
- 5) Lots #1, 2 & 3 shall have the rights of ingress & egress to Lake Road along the proposed 25 foot wide common driveway easement as shown.
- 6) Lots #1, 2 & 3 shall have a parking area for two cars along the proposed common driveway to assure no parking on said common driveway.
- 7) Lots #1, 2 & 3 shall share jointly & equally in the maintenance of the common driveway & a maintenance agreement shall be filed in the Office of the Orange County Clerk.
- 8) The existing overhead utility lines crossing the property shall be relocated per written agreement made with Highland Telephone Co.
- 9) All proposed houses to have basement garages to aid in the reduction of the individual driveway grades.
- 10) There will be no further subdivision of Lot #1

Final APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 9-23-87
BY Henry F. Scheible

HENRY F. SCHEIBLE
SEALARY
Chairman

The Owners of the proposed subdivision have
reviewed this plan and are in concurrence
with the information & proposals shown hereon.

1. Unrecorded alterations or additions to a survey map bearing a licensed land surveyor's seal is a violation of section 7202, sub-section 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.



Patrick T. Kennedy L.S.
335 Temple Hill Road - New Windsor, New York 12550
SCALE: 1" = 50' APPROVED BY: DRAWN BY:
DATE: July 14, 1986 REVISED: July 23, 1986
Subdivision of Lands for
Herbert J. Goodwin & Patricia A. Goodwin
Town of New Windsor
Orange County, New York
LIC No. 49219
DRAWING NUMBER: 86-638